

Report

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Report to:	Planning Committee
Date of Meeting:	28 August 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/18/0576
Planning proposal:	Installation and operation of 15 No. monitoring boreholes with associated infrastructure (including monitoring equipment cabinets, access tracks and fencing)

1 Summary application information

Application type:	Detailed planning application
Applicant:	British Geological Survey
Location:	Downiebrae Road Rutherglen

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant detailed planning permission (subject to conditions) based on conditions attached

2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.

3 Other information

- ◆ Applicant's Agent: Shahid Ali
- ◆ Council Area/Ward: 12 Rutherglen Central And North
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan**
Policy 1 Spatial strategy
Policy 2 Climate change
Policy 4 Development management and placemaking
Policy 14 Green network and green space
Policy 15 Natural and historic environment
Policy 16 Travel and transport
Policy 17 Water environment and flooding
Policy 19 Renewable energy

Supplementary Guidance - Sustainable development and climate change

Supplementary Guidance - Development Management, Placemaking and Design

Proposed South Lanarkshire Local Development Plan

Policy 1 Spatial Strategy

Policy 2 Climate change

Policy 5 Development Management and Placemaking

Policy 13 Green Network and Greenspace

Policy 14 Natural and Historic Environment

Policy 15 Travel and Transport

Policy 16 Water Environment and Flooding

Policy 18 Renewable Energy

Policy DM1 New Development Design

Policy SDCC2 Flood risk

Sustainable Drainage Systems

Policy SDCC6 Renewable Heat

Policy RE1 Renewable Energy

◆ Representation(s):

▶	11 including 78 signature petition	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

◆ Consultation(s):

SEPA Flooding

Roads Flood Risk Management

Environmental Services

SNH

Roads Development Management Team

The Coal Authority Planning and Local Authority Liaison Dept

Planning Application Report

1 Application Site

- 1.1 The application site is located within the Cuningar Loop urban park at Downiebrae Road in Rutherglen and is approximately 1.98 in hectares area. It is owned by Clyde Gateway Developments Limited, an urban regeneration company. The site has an industrial history dating from the 1800s and housed a former colliery and Glasgow's waterworks (which ceased operating circa 1850). From the 1930s to the 1960s the area was quarried for sand and gravel. The waterworks and quarrying areas were in filled in the 1960s and the site lay vacant until it was transformed into an urban park in 2014. The site sits upon underground coal seams that have previously been mined as part of the former colliery.
- 1.2 The administrative boundary between South Lanarkshire Council and Glasgow City Council follows this part of the River Clyde to the east of the site. To the south of the site is an established residential estate (Cuningar Estate), comprising approximately 54 residential caravans/ chalets.

2 Proposal(s)

- 2.1 Planning permission is sought for the drilling of 15 No. boreholes of differing depths at 5 separate locations (hereon referred to as drill sites) each comprising 3 boreholes. The drilling is expected to take up to 12 months to establish the boreholes. Once established the boreholes will be cased to maintain their integrity and a 15 to 20 year period of monitoring to collect data on minewater flow rates, temperature and chemistry. The project is part of a larger and longer term project by the British Geological Survey to investigate the potential of geothermal energy from minewater to provide a continuous, sustainable renewable heat source. The drilling and installation of the monitoring equipment is expected to last up to a maximum of 12 months. Following completion of this, there will be a period of monitoring of the boreholes which would last 15 to 20 years. If the results are successful in terms of geothermal energy following this Phase 1 period, further studies and testing of technologies are proposed (Phase 2 and 3). It should be noted that any proposals relating to Phases 2 and 3 would be subject to separate planning applications and do not form part of this assessment.
- 2.2 The drill sites are split into two types. The first type comprises three drill sites that each contain 3 minewater characterisation and monitoring boreholes. Originally one of each of these minewater characterisation boreholes were to be to depths of approximately 181m. Following further survey, it is now proposed that the deepest boreholes would be 88m in depth with the shallowest at 9m. The second type of drill site comprises the remaining 2 drill sites with each containing 3 environmental baseline characterisation monitoring boreholes at varying depths between 9m to 43m.
- 2.3 The proposals also involve the creation of access tracks and laydown areas for each site as well as post drilling above ground infrastructure for the monitoring of the water.

3 Background

3.1 National Policy and Guidance

3.1.1 Scottish Energy Strategy (SES) was published in December 2017 following consultation during 2017. The SES sets out a vision for the future energy system in Scotland through to 2050. It sets out the priorities for an integrated system-wide approach that considers the use and supply of energy for heat, power and transport and its strategic priorities are:

- Energy efficiency (buildings)
- Energy efficiency (industrial)
- Renewable and low carbon solutions (includes onshore wind)
- Innovative local energy systems
- System security and flexibility
- Oil and Gas Industry Strengths

The SES states that provisional statistics show 54% of Scotland's electricity needs were being met from renewable sources in 2016, with major new capacity due to connect to the system in coming years. The strategy sets out two new targets for the Scottish energy system by 2030 – (1) the equivalent of 50% of the energy for Scotland's heat, transport and electricity consumption to be supplied from renewable sources; (2) an increase by 30% in the productivity of energy uses across the Scottish economy. The strategy provides a long term vision to guide energy policy decisions to tackle the challenges of decarbonising heat and transport in order to meet Scotland's long term energy and climate change targets.

3.1.2 National Planning Framework 3 (NPF3) June 2014 sets out the long term vision for the development of Scotland and is the spatial expression of the Scottish Government's Economic Strategy, that has a focus on supporting sustainable economic growth which respects the quality of the environment, place and life in Scotland and the transition to a low carbon economy. The framework sets out strategic outcomes aimed at supporting the vision – a successful, sustainable place, a low carbon place, a natural, resilient place and a connected place. NPF 3 also notes in paragraph 3.8 "We want to meet at least 30% of overall energy demand from renewables by 2020 – this includes generating the equivalent of at least 100% of gross electricity consumption from renewables, with an interim target of 50% by 2015". Provisional statistics show that Scotland has met the 2015 interim target.

3.1.3 Scottish Planning Policy (SPP) June 2014 aligns itself with NPF3 and one of its policy principles states that there will be "a presumption in favour of development that contributes to sustainable development". At paragraph 28, SPP states that "the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost."

3.1.4 PAN 1/2011 'Planning and Noise' also establishes the best practice and the planning considerations to be taken into account with regard to developments that may generate noise, or developments that may be subject to noise. It provides further detailed guidance, to be read in tandem with PAN 50, on noise assessments and noise mitigation measures.

3.2 Development Plan

3.2.1 The Glasgow and the Clyde Valley Strategic Development Plan 2017 (GCVSDP) is a strategic plan with a strong focus on future growth with a broad spatial framework

and a lesser focus on detailed area/site specific policy criteria. Nonetheless, the GCVSDP recognises its position within the Development Plan process relative to development management. As such, Policy 10 heat and electricity states that support should be given, where appropriate, to alternative renewable technologies and associated infrastructure.

3.2.2 The adopted South Lanarkshire Local Development Plan 2015 (SLLDP) contains the following policies against which the proposal should be assessed:

- Policy 1 Spatial Strategy
- Policy 2 Climate Change
- Policy 4 Development Management and Placemaking
- Policy 14 Green network and greenspace
- Policy 15: Natural and Historic Environment
- Policy 16 Travel and Transport
- Policy 17 Water Environment and Flooding
- Policy 19 Renewable Energy

3.2.3 The following approved Supplementary Guidance documents support the policies in the SLLDP and also require assessment:

- Supplementary Guidance 1: Sustainable Development and Climate Change
- Supplementary Guidance 3: Development Management, Placemaking and Design
- Supplementary Guidance 10: Renewable Energy

3.2.4 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance, the following policies are relevant:

Volume 1

- Policy 1 Spatial Strategy
- Policy 2 Climate Change
- Policy 5 Development Management and Placemaking
- Policy 13 Green network and greenspace
- Policy 14 Natural and Historic Environment
- Policy 15 Travel and Transport
- Policy 16 Water Environment and Flooding
- Policy 18 Renewable energy

Volume 2

- DM1 New Development
- SDCC2 Flood Risk
- SDCC3 Sustainable Drainage Systems
- SDCC6 Renewable Heat
- RE1 Renewable Energy

3.3 Planning History

- 3.3.1 In April 2014, planning permission was granted (CR/13/0001) to redevelop the vacant Cuningar Loop into an urban park. This permission has been implemented and the Cuningar Loop is now a well used recreational park.
- 3.3.2 The application was screened under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 and was considered not to be of a scale and nature that would constitute being an EIA development.

4 Consultation(s)

- 4.1 **Environmental Services** – No objections to the proposals but would request additional mitigation to ensure the noise levels from the drilling works do not impact on residential amenity.
Response: Noted conditions requiring further noise information and mitigation would be attached to any consent granted.
- 4.2 **Roads and Transportation Services (Flooding Team)** – No objection to the proposals.
Response: Noted. The site is located within an area designated as being at low risk of flooding and the proposals would not create any drainage issues. The boreholes would be lined and capped to ensure there is no uncontrolled effect on the water table.
- 4.3 **SEPA** – fully supportive of the investigation of geothermal potential through this research project and offer no objections to the proposals. They consider the proposals to be a water compatible use and consider that the proposed development is at low flood risk and will not increase flood risk elsewhere. SEPA note that the works will require authorisation under the Water Environment (Controlled Activities)(Scotland) Regulations 2011 (as amended)(CAR) and that discussions with the applicant have commenced regarding the CAR authorisation.
Response: Noted.
- 4.4 **Scottish Natural Heritage** – no comments to make on the proposals.
Response: Noted.
- 4.5 **Roads and Transportation Services (Development Management)** – have no objections to the proposals subject to more detail regarding access and egress into the sites, gate positions, unloading, parking and pedestrian routes.
Response: Noted. Conditions dealing with these issues would be attached to any consent granted.
- 4.6 **The Coal Authority** – have no objection to the proposals subject to the mitigation outlined within the planning submission.
Response: Noted.

5 Representation(s)

- 5.1 The application was advertised as a Schedule 3 development and for non-notification of neighbours in accordance with Regulation 20 of the Development Management Regulations, within the Rutherglen Reformer on the 9 May, 2018. Following this publicity and the carrying out of neighbour notification, 11 letters of objection, including a 78 signatory petition have been submitted in relation the proposals. The points raised in the objection letters and petition are summarised below.

- a) **Overlooking/ loss of privacy created by HGV traffic.**
Response: Following the submission of this representation, Clyde Gateway have completed screen fencing between the Cuningar Estate and the Cuningar Loop access road which was the only part of the application site that had the potential for construction traffic to overlook the adjoining properties. It is therefore considered that the issues of privacy/ overlooking have been negated by the completion of the fencing.
- b) **Noise disturbance, especially in relation to properties in Cuningar Estate which comprise residential caravans and chalets which have plywood or tin external walls.**
Response: The construction type of the residential dwellings adjacent to the site has been taken into account in the preparation of the supporting information submitted with the application. It is proposed to attach a condition to any consent granted requiring the submission of further noise assessment once the type of drill rig is known together with details of mitigation and proposals for ongoing noise monitoring during the drilling operations.
- c) **Potential odour release from underground gases.**
Response: Prior to being an urban park the application site had an industrial heritage and, therefore, the requirement for a contaminated land strategy would be subject to a condition attached to any consent granted. SEPA, the Coal Authority and Environmental Services are content with the drilling methods proposed.
- d) **Loss in value of residential caravans**
Response: Property values are not a material consideration in the assessment of a planning application.
- e) **Impact of vibrations of residential caravans**
Response: The proposals involve the use of a rotary drill to minimise vibration and an assessment of the proposed levels of vibration from the drilling and construction traffic forms part of the planning submission. The assessment concludes that the potential for levels of vibration perceptible by a human are low. A condition requiring a vibration monitoring strategy would be attached to any consent granted.
- f) **Impact on amenity and health of residents**
Response: Amenity is assessed in 6.4.5 to 6.4.19 below.
- g) **The timings of the proposals are unsuitable for neighbouring residents.**
Response: It is considered that the proposed hours of operation (8am to 6pm Monday to Fridays and 9am to 1pm on a Saturday with no operations outwith these times) are suitable for the location.
- h) **Failed to notify all residents of the Cuningar Estate**
Response: The neighbour notification is carried out by the Council and all statutory neighbours were notified. Whilst not required as part of this application, it is also noted that the applicant has carried out several public briefings and local engagement meetings throughout 2017 and early 2018.

5.2 These letters have been copied and made available in the usual manner and on the Planning Portal.

6 Assessment and Conclusions

- 6.1 Under the terms of Section 25 of the Town and Country Planning (Scotland) Act 1997 all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan comprises the approved Glasgow and the Clyde Valley Strategic Development Plan 2017 (GVCSDP), the adopted South Lanarkshire Local Development Plan 2015 (SLLDP) and associated Supplementary Guidance.
- 6.2 On 29 May 2018 the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. For the purposes of this report, SLLDP2 Policies are only referenced where they differ from the aims of SLLDP.
- 6.3 In terms of national policy, the relevant documents are summarised in 3.1 above. In general, this has a focus on supporting sustainable economic growth which respects the quality of the environment, place and life in Scotland and the transition to a low carbon economy. The application proposes the creation of boreholes and, thereafter, the long term monitoring of minewater to assess the potential to provide a renewable, geothermal heat source in the future. It is, therefore, considered that the principle of the proposal complies with National Planning Policy in terms of sustainable development and renewable energy.
- 6.4 The Glasgow and the Clyde Valley Strategic Development Plan 2017 (GCVSDP) is a strategic plan with a strong focus on future growth within a broad spatial framework and a lesser focus on detailed area/site specific policy criteria. Nonetheless, the GCVSDP recognises its position within the Development Plan process relative to development management. As such, Policy 10 heat and electricity states that support should be given, where appropriate, to alternative renewable technologies and associated infrastructure. It is considered that the principle of the proposal complies with the Strategic Development Plan (GCVSDP) given the proposals are to support alternative renewable technologies. Again, the overall acceptability of such a development must however also meet other Policy and Development Management criteria and these issues are considered in detail further in the report.
- 6.5 At a local level the application requires to be assessed against the policy aims of both the adopted South Lanarkshire Local Development Plan 2015 (SLLDP) and associated Supplementary Guidance. Policy 1 'Spatial Strategy' states that developments that accord with the policies and proposals of the development plan will be supported. Policy 1 also states that the SLLDP supports sustainable economic growth and regeneration and a move towards a low carbon economy by supporting regeneration activities and maximising regeneration and local benefits. The application site is located on land designated as the Clyde Gateway Development Framework site within the South Lanarkshire Local Development Plan 2015 (SLLDP) and specifically referenced as Cuningar Loop. The Framework states that the Cuningar Loop is part of the wider regeneration area and should provide public openspace and parkland. The framework also states that there is a desire to create a leisure/ visitor attraction which could include complimentary retail, hotel and/or bar/ restaurant uses.

- 6.6 It is considered that the proposals would not impinge on any path or leisure route through the parkland. The borehole sites are not within the main areas of open space within the park and are not considered to have any impact on any future leisure proposals for the area. The boreholes are designed to investigate the potential for a renewable heat source from the area's mining legacy and are therefore considered to form part of the wider regeneration of the area and maximize local benefits. It is therefore considered that the principle of the development accords with the aims of Policy 1.
- 6.7 Policy 2 'Climate Change' states that new developments should minimise and mitigate against the effects of climate change by maximising the reuse of vacant and derelict land, having no significant adverse impacts on the water and soils environments, air quality and minimising waste. Policy 4 'Development Management and Placemaking' states that development proposals should have no significant adverse impacts on amenity as a result of light, noise, odours, dust or particulates. Policy 4 also states that development proposals should take account of and be integrated within the local context and landscape character. This advice is supported within Development Management, Placemaking and Design Supplementary Guidance under Policy DM1 – Design. Policy 15 'Natural and Historic Environment' sets out a 3 tier category of protected designations. Table 6.1 of the SLLDP defines the designations within each category but they can generally be summarised as Category 1 (International), Category 2 (National) and Category 3 (Local). Policy 15 states that development within or likely to affect the integrity of Category 1 sites will not be permitted. Development which will have an adverse affect on Category 2 sites or a significant adverse affect on Category 3 sites will only be permitted where it adheres to a number of tests.
- 6.8 Given the inter-relationship between Policies 2, 4 and 15, it is considered appropriate to assess the proposals collectively in relation to their criteria. The criteria of these policies are protected designations, impacts on amenity (noise, dust, air quality etc.), built heritage/ archaeology, visual and landscape Impact and natural heritage/ ecology. The application proposals utilise previously mined land and the proposals are to investigate the potential for mine water to provide a renewable heat source.
- 6.9 In relation to the category of protected designations, there are no category 1 or 2 sites within the application site or within close proximity of the application site. There are category 3 sites in terms of a Right of Way and core path that go round the Cunigar Loop but neither of these routes is impacted upon by the proposals and would remain unaffected should development proceed.
- 6.10 In relation to ecology, a habitat survey was carried out and found that due to the low ecological value of the site given its recent establishment, there was no evidence of protected species on site apart from at one of the borehole sites where there was previous evidence of a badger sett. Mitigation has been proposed as part of the planning submission to ensure any works would be done outwith badger breeding season and in line with any required licence from SNH. It is considered that, subject to a condition requiring the badger mitigation being carried out as outlined within the planning submission, the proposals would not have a detrimental impact on protected species. Following a tree survey, the applicant has already secured an exemption from the requirement for a felling licence under the Forestry Act 1967 and therefore tree felling is not considered as part of this assessment.
- 6.11 In terms of landscape and visual impact, the majority of the works associated with the proposals would be underground and, therefore, hidden from view. With regard the above ground infrastructure, each site would comprise a 4m high solar panel, a

2m high equipment box and each borehole would be covered by a flat manhole. It is proposed that 3 of the 5 locations (Nos. 1, 4 and 5) would be securely fenced with metal, palisade fencing at a height of 2.4m. These 3 sites are located within existing woodland which would effectively screen the sites from view. The remaining 2 sites are located adjacent to the public access road and car park respectively and, therefore, fencing is not proposed to minimise the visual impact. It is considered that the woodland screening for the 3 fenced sites will ensure that any visual impact is mitigated for. Overall, it is considered that the proposals are of a scale that would not have a negative visual impact upon the surrounding area and would resemble normal urban utility infrastructure which would not look incongruous in this environment.

- 6.12 In terms of impacts on amenity (noise, dust, air quality etc) noise and vibration, assessments have been undertaken and submitted as part of this planning application. Both assessments have taken account of vehicular noise associated with the development as well as the drilling itself. The non-traditional construction of the dwellings in the neighbouring Cunigar Estate have also been taken into account given they would be less insulated from noise and vibration from more traditional buildings with foundations. The noise assessment measured the existing noise levels at sensitive receptors, in close proximity to the development. Thereafter, assessment was made of the sound power output from the proposed drilling and traffic operations and, using this information; predictions were made of the likely operational noise levels which would be received at neighbouring receptors. Noise mitigation measures are proposed as part of the application (sound attenuation screening) which are designed to minimise the noise from each site. A phasing plan has also been proposed which would help further minimise cumulative noise to receptors. The hours of operation proposed for the drilling period (including vehicular deliveries) are 8am to 6pm Monday to Fridays and 9am to 1pm on a Saturday with no operations outwith these times. It is considered that the proposed operating times are suitable for the character of the area. Environmental Services are generally content with the methodology and findings of the noise assessment but, given the non-traditional nature of the nearest residential property and its location some 61 metres from the nearest borehole, would require additional noise mitigation to further lower the noise levels to ensure that the proposals do not reach any levels that would be considered a noise nuisance. A condition requiring this further mitigation forms a condition as part of the recommendation.
- 6.13 The vibration assessment states that, to negate any potential vibrations, all drilling would be carried out by a rotary drill (a rotary auger in this instance) which is a constant screw method of drilling that creates little vibration rather than percussive drilling where the borehole is achieved via a drill being hammered into the ground. The vibration assessment concludes that the rotary drilling would result in vibration levels that are imperceptible at the nearest residential properties (Cunigar Estate). A further vibration assessment was carried out in relation to the HGV movements required as part of the drilling operations. The assessment again concluded that the vibration levels created by vehicle movements would not be perceptible. The levels predicted would also not be of a level that would cause structural damage to neighbouring properties, regardless of construction type. Environmental Services are content with the findings of the vibration assessments and agree with the assessments conclusion that there would be no significant effects with regard vibrations.
- 6.14 In terms of Air Quality, the application site is located within the Rutherglen Air Quality Management Area (AQMA) which was designated in 2016 for particulate matter (PM10) from road transport. It is noted, however, that the Cunigar Loop is not

indicative of the AQMA given that it is wood and park land with little access by transport. It is, therefore, considered that the proposals would not have an impact upon the Cuningar Loop nor the wider AQMA in relation to road transport particulate matter. Dust suppression measures are proposed as part of the application submission and it is considered that these will ensure airborne dust is prevented.

- 6.15 Policy 14 Green Network and Greenspace states that any development should safeguard the local green network and identify opportunities for enhancement and that loss of any areas of priority greenspace as identified within the SLLDP will not be supported. It is considered that the borehole sites would not lead to a significant loss of greenspace within the large parkland setting of the Cuningar Loop. As noted in 6.9 above the proposals would not have any effect on core paths or Right of Ways.
- 6.16 Policy 16 'Travel and Transport' states that new development must conform to South Lanarkshire Council's 'Guidelines for Development Roads'. It is proposed that each borehole location would be served by its own vehicular access to ensure the construction traffic did not interfere with public parking and access. The drill rigs would not require to be brought in by any abnormal loads but rather on trailers pulled by 4x4s or light vans. During the construction phase there would be pump testing which would require the occasional road tanker being brought in to remove the minewater from each borehole as the testing progressed. The minewater would be disposed of, off site at an appropriately licenced facility. Once the boreholes have been constructed and the monitoring period commences, it is envisaged that each borehole would receive a weekly visit by BGS operatives in a single 4x4. The Roads (Development Management) Team have no objections to the proposals in principle and the vehicular usage proposed as part of the construction and monitoring aspects of the development. They have requested conditions regarding vehicle turning, access and egress in each site and routing of all vehicles. Given the area is a park, it is essential that the construction traffic does not impact upon recreational users or that vehicle routes are in conflict with pedestrian movements. Roads have, therefore, requested that before any work starts on site a Traffic Management Plan is submitted and agreed. This would mitigate any potential for construction traffic to impinge on the recreational aspect of the park.
- 6.17 Policy 17 'Water Environment and Flooding' states that sites where flooding may be an issue shall be the subject of a local flood risk management assessment. Development will only be supported if suitable flood management can be achieved. Further guidance on flood management and sustainable drainage is also provided within Supplementary Guidance Sustainable Development and Climate Change. The application site is located partially within an area identified on SEPA's risk map as being of a medium likelihood of flood risk. SEPA and Transportation Services (Flooding) note that the development proposed would not increase the areas likelihood for flood risk and there are no buildings proposed as part of the application. The water abstraction component of the proposals would require authorisation under the Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR). SEPA are the consenting authority in relation to CAR and it is outwith the scope of this planning assessment.
- 6.18 Policy 19 'Renewable Energy' states that applications for renewable energy infrastructure will be supported subject to an assessment against the principles set out in the 2014 SPP, in particular the considerations set out at paragraph 169. The considerations in SPP paragraph 169 (6.2.3 above) are considerations that have been considered throughout the planning assessment section of this report. This advice is supported within Supplementary Guidance on Renewable Energy.

6.19 Overall, it is considered that the proposals accord with policy at a national and local level particularly in relation to supporting sustaining development and moving towards a low carbon economy. The proposals are located in an area where they do not impact upon the recreation use of the urban park nor adversely affect the residential amenity of the surrounding area. As a result, it is recommended that planning permission be granted.

7 Reasons for Decision

7.1 The proposal complies with national planning policy and advice and with the principles of the approved Glasgow and Clyde Valley Strategic Development Plan 2017 and the relevant policies contained within the adopted South Lanarkshire Local Development Plan 2015 and relevant Supplementary Guidance.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

17 August 2018

Previous references

◆ None

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Neighbour notification letter dated 1.5.2018

- ▶ Consultations
 - SEPA Flooding 25.05.2018
 - Roads Flood Risk Management 6.08.2018
 - Environmental Services 08.08.2018

 - SNH 03.05.2018
 - Roads Development Management Team 06.08.2018
 - The Coal Authority Planning And Local Authority Liaison Dept 24.05.2018

- ▶ Representations
 - Nicola Hiscoe, Received Via E-mail 22.06.2018
 - Pamela Foster, 51 Cunigar Estate, Downiebrae Road, Rutherglen, G73 1PW 18.05.2018
 - Mr Jarden Thomas, Received Via E-mail 24.05.2018
 - Mrs Diane Thomas, 52 Cuningar Estate, Downiebrae Road, Rutherglen, G73 1PW 24.05.2018
 - Donna Turner And Family, Received Via E-mail 21.05.2018

Mrs M.A Williams, 6 Cuningar Estate, Downiebrae Road, Rutherglen, Glasgow, South Lanarkshire, G73 1PW	17.05.2018
Bennett Hiscoe, 11A Cuningar Estate, Downiebrae Road, G73 1PW	22.05.2018
Norman Thomas, 1 Downiebrae Road, Rutherglen , G73 1PW	17.05.2018
Whitney Cooper, Received Via E-mail	23.05.2018
Gerry Carlton-Thomas, Received Via E-mail	14.05.2018
Alex Sharpe, 53 Cunigar Estate, Rutherglen	22.05.2018

Contact for further information

If you would like to inspect the background papers or want further information, please contact:-

James Wright, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3
6LB

Phone: 01698 455903

Email: james.wright@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/18/0576

Conditions and reasons

01. That before any work starts on site, a drilling phasing plan shall be submitted for the written approval of the Council as Planning Authority and thereafter implemented as approved for the lifetime of the drilling period.

Reason: In the interests of residential amenity, in order to control the phasing of the drilling.

02. That before any work starts on site, the developer shall submit a detailed Traffic Management Plan (TMP) for the written approval of the Council as Roads Authority, which shall thereafter be carried out as approved for the lifetime of this consent. For the avoidance of doubt, the TMP shall be produced in consultation with Roads & Transportation Services and shall include, but not be limited to, details of vehicle access and egress, turning facilities, access widths, routing of traffic, number of vehicular movements and temporary or other road surfaces.

Reason: In the interests of road safety.

03. That no work shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted for the written approval of the Council as Planning Authority. For the avoidance of doubt the CEMP will contain, but not be limited to, all mitigation measures as referenced within the Environmental Report and appendices dated April 2018.

Reason: To ensure compliance with all commitments made in the Environmental Report and in order to retain effective planning control.

04. That in the event of any previously unidentified contamination is found at any time throughout the lifetime of the development hereby approved, it shall be reported in writing to the Council, as Planning Authority within 5 working days from the date of discovery and all work shall cease on site. Thereafter, no more than 15 working days following the date of reporting to the Council, a comprehensive contaminated land risk assessment and remediation strategy shall be submitted for the written approval of the Council, as Planning Authority. The remediation strategy will be implemented as approved and completed prior to any other works on site recommencing.

Reason: In the interests of land remediation.

05. That before any work starts on site, a further noise assessment shall be carried out which takes into account the type of drilling rig to be used. The assessment shall include a noise mitigation plan (that ensures noise levels from the development hereby approved shall not exceed a 1 hour LAeq of 55dB (or other noise level to be agreed with the Council following the carrying out of this further noise assessment) at the nearest Noise Sensitive Receptor) and a monitoring strategy to be in place for the lifetime of the development.

Reason: In the interests of residential amenity.

06. No work shall start on site until the Noise Assessment required under condition 5 above has been approved by the Council as Planning Authority. Thereafter the mitigation and monitoring proposals shall be implemented and maintained for the lifetime of the development hereby approved.

Reason: In the interests of residential amenity.

07. That any construction activity associated with the development hereby approved shall be limited to 8am to 6pm Monday to Fridays and 9am to 1pm on a Saturday only with no other construction operations allowed outwith these times.

Reason: In the interests of residential amenity.

08. Before any work starts on site, a vibration monitoring and management strategy shall be submitted for the written approval of the Council, as Planning Authority. Once approved the vibration monitoring and management strategy shall be fully implemented and maintained for the lifetime of the development, hereby approved. For the avoidance of doubt, the vibration monitoring shall be carried out throughout the drilling phase to determine levels during drilling and also to capture use of the haul roads for access and egress of plant, equipment and site related vehicular movements. Peak particle velocity (PPV) and vibration dose values (VDV) shall be recorded. BS ISO 4866:2010 Mechanical vibration and shock, Vibration of fixed structures, Guidelines for the measurement of vibrations and evaluation of their effects on structures, may be used as the principal guideline for evaluation. BS 7385-2:1993 Evaluation and measurement for vibration in buildings, Guide to damage levels from ground borne vibration, shall also be used as part of the evaluation process. Cognisance to BS 6472-1:2008 Guide to evaluation of human exposure to vibration in buildings, Vibration sources other than blasting, shall be referred to take account of the affect on static caravans.

Reason: In the interests of residential amenity.

09. That in the event that the boreholes are no longer providing data or being used for monitoring purposes for a period of 3 months details of a restoration scheme for the development hereby approved, shall be submitted for the written approval of the Council, as Planning Authority. Once approved the restoration scheme shall be fully implemented within three months of its approval.

Reason: In the interests of visual amenity.

10. That the drilling of the boreholes shall not be carried out for a duration longer than a period of 12 months from the date of the commencement of the development unless otherwise agreed in writing by the Council, as Planning Authority.

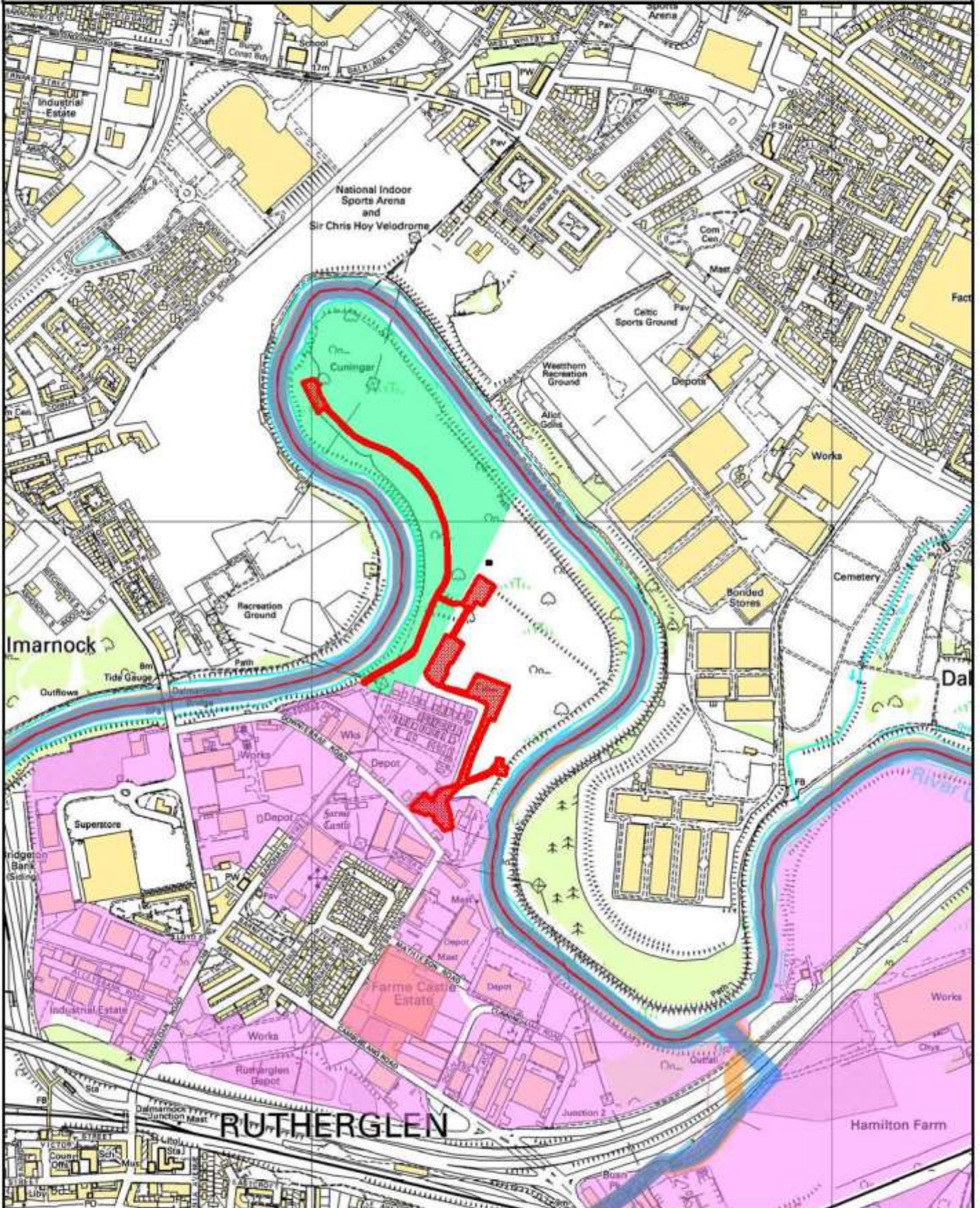
Reason: In order to control the terms of the consent.

11. That before any work starts on site, a dust management and monitoring scheme shall be submitted to and approved in writing by the Council as Planning Authority. The scheme shall thereafter be implemented as approved and maintained for the lifetime of the development hereby approved.

Reason: In the interests of residential amenity.

P/18/0576

Downiebrae Road, Rutherglen



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South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development